AMRAVATI MUNICIPAL CORPORATION AMRAVATI
ASSISTANT DIRECTOR OF TOWN PLANNING
RAJKAMAL CHOWK, AMRAVATI -444603
(Telephone No.0721-2561569) E-mail :- commr.amtcorp@gmail.com

FORM-H

FORM FOR FULL OCCUPANCY CERTIFICATE

To,
Vandan Infra Project Pvt. Ltd. Through
Pramod Motiramji Rathod
Amravati

Sir,

This is Certify that The Full development work /erection re-erection/ or alteration in of building on **Survey No.21/28/1A, 28/1/B & 28/1/C, Plot No.1 to 25, Mouja-Peth Amravati,** Completed under the Supervision of **License Engineer, Siddhant Kishor Laddha, Reg.No. DDMCA/R/2022/A/APL/00354,** May be occupied subject on the following Conditions.

1) Submission No. 037 Date -11-01-2021
2) Building permit No.0101 Date -03-03-2021
3) Submission by Shri Pankaj Deshmukh Struchral stability certificate Date-10-09-2023
4) Submission by Architect/Engineer Appendix 'G' Date -07-09-2023
5) Lower Ground floor, Upper Ground floor & 1st floor to 7th floor Building as per mention in plan.

One set of Completion plan duly certified is returned herewith.

Occupancy No. 61

Date - 04/01/2024

Office Stamp ----------

अमरावती महानगरपालिका AMC अमरावती

I/c Assistant Director of Town Planning
Amravati Municipal Corporation
Amravati

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. : 9423424435

Ref. No. .....

Annexure – B :

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1	a)Name of the Branch/ Business Unit/Office seeking opinion.	**To,** **AGM** **State Bank of India,** **RACPC, Amravati**
	b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c)Name of the Borrower.	**Paridhi Vikki Shadi** R/o. Amravati
2.	a) Type of loan	**For Flat Purchase**
	b) Type of property	**Residential Apartment**
3.	a) Name of the unit/concern/ company /person offering the property/ (ies) as security.	**Paridhi Vikki Shadi**
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a) Value of Loan	Rs.
5.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	**Flat bearing No. 104, Wing / Building No. B-2, situated on First floor having carpet area 49.01 Sq. mtr., built up Area 55.00 sq.mtr. , along with 0.40 % undivided share in the total plot area, constructed on Layout plot no. 1 to 25 Total admeasuring 4571.75 sq.mtr.** **FOR EQUITABLE MORTGAGE**
	(a) Survey No.	**Survey No. 21/28/1/A/28/1/B/28/1/C**
	(b) Door/House no. (in case of house property)	
	(c) Extent/ area including plinth/ built up area in case of house property	
	(d) Locations like, name of the place, village, city, registration, sub-district etc. Boundaries.	Scheme name & Style as " VANDAN PARK " Situated with the limits of Municipal Corporation, Amravati, of **Mouje- Peth Amravati , Pragane – Badnera ,** Tq. & Dist. Amravati, Which is bounded as under. **East : 9 mtr. wide road** **West : 15 mtr. wide road** **North : 12 mtr. wide Road** **South : 9 mtr. wide road**

<table>
<tr><td>6.</td><td colspan="4">a) Particulars of the documents scrutinized-serially and chronologically,
(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.NOTE : Only originals or certified extracts from the registering/land/ revenue/. other authorities be examined.</td></tr>
<tr><td></td><td>Sr. No.</td><td>Date</td><td>Name/ Nature of the Document</td><td>Original/ -certified copy/certified extract/ photocopy, etc.</td><td>In case of copies, whether the original was scrutinized by the Advocate.</td></tr>
<tr><td></td><td>1</td><td>23/08/2022</td><td>Regd. Agreement to sale</td><td>Original</td><td>Yes</td></tr>
<tr><td></td><td>2</td><td>04/01/2024</td><td>Occupancy Certificate</td><td>Photo copy</td><td>----</td></tr>
<tr><td>7.</td><td colspan="3">a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)</td><td colspan="2">The above title deeds are compaired and verified from record of Sub-Registrar office</td></tr>
<tr><td></td><td colspan="3">b) Whether all pages in the certified copies of title documents which are obtained directly from Sub- Registrar's office have been verified page by page with the original documents submitted ?
(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously.)</td><td colspan="2">Original Verified</td></tr>
<tr><td>8</td><td colspan="3">a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</td><td colspan="2">Record for the year 2002 to 2026 are available online</td></tr>
<tr><td></td><td colspan="3">b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.</td><td colspan="2">Online record of the year 2002 to 2026 are verified and cross checking are made and not to find any adverse findings</td></tr>
<tr><td></td><td colspan="3">c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?</td><td colspan="2">Not available</td></tr>
<tr><td></td><td colspan="3">d) Whether proper registration of documents completed. Details thereof to be provided.</td><td colspan="2">Yes</td></tr>
<tr><td>9.</td><td colspan="3">a) Property offered as security falls within the jurisdiction of which sub-registrar office?</td><td colspan="2">Sub-registrar office, Amravati City 2</td></tr>
<tr><td></td><td colspan="3">b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?</td><td colspan="2">Sub-registrar office Amravati City 1, 2, 3 & Rural</td></tr>
<tr><td></td><td colspan="3">c)Whether search has been made at all the offices named at (b) above?</td><td colspan="2">Yes</td></tr>
<tr><td></td><td colspan="3">d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</td><td colspan="2">Not reveal any registration of multiple title document in respect of the property.</td></tr>
</table>

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10.a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.

b) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

In case of property offered as security for loans of Rs, 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)

That, I have already given detailed Master Title verification report on 20/10/2021 for Tie-up in respect of the property under reference. Hence the present report has been restricted for the period 20/10/2021 to 25/08/2026.

I find that, M/s Vandan Infra Projects Pvt. Ltd. through its Director Shri. Pramod Motiramji Rathod have executed Power of Attorney in favour of Shri. Gajanan Balkrushna Bhalerao on 05/08/2021, Regd. at. 3515 for put the document for registration which is sign by scheme owner and get it registred in favour of prpose purchaser.

Thereafter I find that, Flat bearing No. 104, Wing / Building No. B-2, situated on First floor having carpet area 49.01 Sq. mtr., built up Area 55.00 sq.mtr. , along with 0.40 % undivided share in the total plot area agreed to be purchased by Paridhi Vikki Shadi from M/s Vandan Infra Projects Pvt. Ltd. through its Director Shri. Pramod Motiramji Rathod, as per registered Agreement to Sale deted 23/08/2022, Regd. at. Sr. No. 3556. The said Agreement to Sale is sign and executed by scheme owner and get it registred by their Power of Attorney Holder Shri. Gajanan Balkrushna Bhalerao.

I find that,Paridhi Vikki Shadi has already obtained Loan by mortgaging the property under reference with the NOC of Builder, under the equitable mortgage and original Agreement to Sale. is deposited with your branch but till date the Deed of Apartment is yet to be executed in favour of Paridhi Vikki Shadi.

I find that, the scheme owner has completed the construction work and obtained Occupancy certificated no. 61 dated 04/01/2024.

10	c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
11.	a) Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	**full ownership right of intending borrower upon execution of final registered sale deed**
	If ownership right	
	a) Details of the conveyance documents	Registered Agreement to Sale
	b) Whether the documents is properly stamped	Yes
	c) Whether the documents is properly regisrtered	Yes
	If leasehold, whether;	No
	a) lease Deed is duly stamped and registered	Not applicable
	b) lessee is permitted to mortgage the Leasehold right,	
	c) duration of the Lease/unexpired period of lease,	
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	
	f) Right to get renewal of the leasehold rights and nature thereof.	
	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	Not applicable
	a) grant/ agreement etc, provides for alienable rights to the mortgagor with or without conditions,	Not applicable
	b) the mortgagor is competent to create charge on such property,	Not applicable
	c) whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
12.	Has the property has been transferred by way of Gift/Settlement Deed,	No
	a) The Gift/Settlement Deed is duly stamped and registered;	Not applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	
	c) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	
	d) The Gift/Settlement Deed transfers the property to Donee;	
	e) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	

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	f) Whether the Donee is in possession of the gifted property;	Not applicable
	g) Whether any life interest is reseved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	
13.	Has the property been transferred by way of partition /family settlement deed .	No
	(a) whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	b) Whether mutation has been effected.	
	c) whether the mortgagor is in possession and enjoyment of his share.	
	d) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	
	e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with,	
	f) Whether any of the documents in question are executed in counterparts or in more than one set? if so, additional precautions to be taken for avoiding multiple mortgages?	
14.	Whether the title documents include any testamentary documents /wills?	No
	a) In case of wills, whether the will is registered will or unregistered will?	Not applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	
	(c) Whether the property is mutated on the basis of will?	
	(d) Whether the original will is available?	
	(e) Whether the original death certificate of the testator is available?	
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ?	
	(g) Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness /validity of the will, all parties have acted upon the will, etc, which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	
15.	Whether the Property is located in prohibited /regulated area as per Ancient Monuments and Archaeological Sites and Remains Act, 1958 as per Master Plan or Urban Plan etc. of the town..	
	a) If yes, whether necessary licence under the above act.has been for construction at the site.	
	b) The Mortgagor is authorized to carryout construction on the site and create charge on such property.	
16.	Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/other institutions.	Not applicable
	(a) Any restriction in creation of charges on such properties ?	
	(b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	

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17.	(a) Where the property is a HUF/joint family property?	Not applicable
	(b) Whether mortgage is created for family benefit/legal necessity. whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	
	(c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	
18.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not applicable
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	
	(c) If yes, additional precautions/permissions to be obtained for creation of valid mortgage?	
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	
19.	If the property is an Agricultural land	No
	(a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Yes
20.	(a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	Not applicable
	(b) Additional aspects relevant for investigation of title as per local laws.	Not applicable
21.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not to find any adverse findings
22.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not applicable
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	Not applicable

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23.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
24.	(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes, but the company is not intending to avail loan facility
	(b)1) Whether the property (to be mortgaged) is purchased by the above company from any other Company or Limited Liability Partnership (LLP) firm ? Yes /No.	No
	(b) 2) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company /LLP (seller) and the vendee company (purchaser) ?	Not applicable
	(b)3) Whether the above search of charges reveals any prior charges /encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not applicable
	(b) 4) If the search reveals encumbrances /charges whether such charges /encumbrances have been satisfied ?	Not applicable
25.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
26.	(a) Whether any POA is involved in the chain of the title during the period of search ?	Yes
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Yes
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	Original is not made available, I have verified the same from record of Sub-Registrar office Yes Special POA contains a specific authority that only to put up the document which is sign by executor for registration and get it registered in favour of proposed purchaser.

	(f) Whether the POA was in force and not revoked or had become invalid on trie date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	POA was inforce at the time execution of title document
	(g) Please comment on the genuineness of POA?	POA is genuine and legally executed document
	(h) The unequivocal opinion on the enforceability and validity of the POA?	POA is valied and Enforceable
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable
27.	I)If the property is a flat/apartment or residential/ commercial complex	Residential scheme name & Style as **" Vandan Park "**
	(a) Promoter's/Land owner's title to the land/ building;	Owner
	(b) Development Agreement/Power of Attorney;	NA
	(c) Extent of authority of the Developer/builder;	NA
	(d) Independent title verification of the Land and/or building in question;	Yes
	(e) Agreement for sale (duly registered);	Yes
	(f) Payment of proper stamp duty;	Yes
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	Yes
	(i) Conveyance in favour of Society/ Condominium concerned;	N.A.
	(j) Occupancy Certificate/allotment letter/letter of possession;	N.A.
	(k) Membership details in the Society etc.;	N.A.
	(l) Share Certificates;	N. A
	(m) No Objection Letter from the Society;	N.A
	(n) All legal requirements under the local/Municipal regarding ownership of flats/Apartirients/Building Regulations. Development Control Regulations. Co-operative Societies' Laws etc.;	Yes
	(o) Requirements, for nothing the Bank charges on the records of the Housing Society, if any;	N.A.
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Construction is already completed
	(q) Whether the numbering pattern of the units/flats tally in ail documents such as approved plan, agreement plan. etc.	Numbering of flats tallied with deed of declaration
	II-A) Whether the real estate project comes under Real Estate (Regulation and Development) Act 2016.	**Yes**
	II-B) Whether the project is registered with the Real Estate Regulator Authority ? if so the details of such registration are to be furnished	Regd. no. **P50300028541**
	II-C) Whether the registered agreement for sale as prescribed in the above act /rules there under is executed ?	Yes
	II-D) Whether the details of the apartment /plot in question are verified with list of number and types of apartment or plots booked as uploaded by the promoter in the web-site of Real Estate Regulatory Authority ?	Yes

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29.	Encumbrances, Attachments, and/or claims whether of Government, Central) or State or other Local authorities or Third Party claims. Liens etc. and details thereof.	**Encumbrance subject to charge State Bank Of India,RACPC, Amravati**
30.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, If any.	**subject to charge of State Bank Of India, RACPC, Amravati**
31.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	**Municipal tax is not paid up to date.**
32.	(a) Urban land ceiling clearance, whether required and ff so, details thereon.	Not applicable
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained	
33.	(a) Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	I have verified mutation **entry** and found that the property under reference is recorded in the name of **M/s Vandan Infra Projects Pvt. Ltd. through its Director Shri. Pramod Motiramji Rathod** as a owner of the said property.
	(b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	No
34.	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	
	(c) Whether the properly has clear access as per documents? (The property should be legally accessible through normal carries to transport goods to factories /houses, as the case may be)	
35-a	Whether the property can be identified from the following documents. (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Yes
35-b	Discrepancy/ doubtful circumstances, if any revealed on such scrutiny ?	No

36.	Whether the documents i.e. valuation report/approved sanctioned plan reflect/ indicate any difference/ discrepancy in the boundaries in relation to the title document/other document. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	No
37.	(a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	(b) Property is Sarfaesi compliant	Yes
38.	(a) Whether original title deeds are available for creation of equitable mortgage.	Yes
	(b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard..	Not applicable
39.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Bank Shall give notice of Intimation to the Sub-Registrar within 30 days from mortgage
40.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	**Paridhi Vikki Shadi**

Note : In case separate sheets are required, the same may be used, signed and annexed.

ADV. AJAY S. INGLE Regd.No. Mah/9137/2000 AMRAVATI

(A. S. Ingle)
Advocate
Seal & Signature of the Advocate

Date : 25/08/2026
Place : Amravati

CHALLAN

MTR Form Number-6

GRN	MH009132424202627E	BARCODE		Date	27/08/2026-16:43:31	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AMT1_HQR SUB REGISTRAR AMRAVATI 1	Full Name	ADV AJAY S INGLE
Location	AMRAVATI		
Year	2026-2027 From 01/01/2021 To 27/08/2026	Flat/Block No.	AMRAVATI
		Premises/Building	
		Road/Street	AMRAVATI
		Area/Locality	AMRAVATI
		Town/City/District	
		PIN	4 4 4 6 0 1
		Remarks (If Any)	MOUJE- PETH AMRAVATI SURVEYNO 21/28/1/A/28/1/B/1/C PLOT NO 1 TO 25 WING B FLAT NO 104
		Amount In Words	One Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	150.00
Total	150.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572026082727412	CK00RTQBV8
Cheque/DD No.		Bank Date	RBI Date	27/08/2026-16:24:43	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : XXXXXX4435

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 27-08-2026 04:43:59

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Ref. No. .....

Annexure – C -3 **CERTIFICATE OF TITLE**

In continuation of my T.I.R. dated 20/10/2021 for the property situated at Mouje- **Peth Amravati** , in the Name of **Paridhi Vikki Shadi**, I confirm having examined the original title deed intended to be deposited relating to the schedule property to be offered as security by way of Equitable Mortgage and certify that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal Office, Land Acquisition Office. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **2021 to 2026** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances. **Subject to Charge of State Bank Of India,RACPC , Amravati..**

6. In case of second /Subsequent charge in favour of the bank there are no other mortgages /charges other than already stated in the loan documents and agreed to by the mortgagor and the bank - **Not applicable**

7. Minor /(s) and his /their interest in the property /(ies) is to the instent of …… **-Not Applicable**

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **Paridhi Vikki Shadi.**

9. I certify that **Paridhi Vikki Shadi** has an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deed are genuine and a valid mortgage can be created and the said mortgage would be enforceable.

10. Incase of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage :

a) **Original registered Agreement to Sale dated/-23/08/2022, Sr. No. 3556.**

11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

12) If is certified that, the property is SARFAESI compliant.

..12

SCHEDULE OF THE PROPERTY

SCHEDULE –A

"Layout Converted Plot No. 1 admesuring 1985.95 sq.ft. (184.50 sq,mtr.), Plot No. 2 to 12 each admeasuring 1937.52 sq.ft. (180 sq.mtr.), Plot no. 13 admeasuring 1985.95 sq.ft. (184.50 sq.mtr.), Plot No. 14, admeasuring 2973.55 sq.ft. (276.25 sq.mtr.), Plot no. 15 to 24 each admeasuring 1829.88 sq.ft. (170 sq.mtr.) & Plot No. 25 admeasuring 2653.32 sq.ft. (246.50 sq.mtr.) thus all 25 amlagmated plots total admeasuring 49192.03 sq.ft. (4571.75 sq.mtr.) with under construction flat scheme thereon, from survey No. 21, 28/1/A,B,C, situated at locality popularly known as "Shreenath Wadi, Near Gadgadehwar Mandir" Amravati, of mouje – Peth Amravati Pragane- Badnera, Tq. & Dist. Amravati. The same is bounded as under :

Towards East : 15.00 mtr. wide Road

Towards West : 9.00 mtr. wide Road & Drainage for water

Towards North : 12.00 mtr. wide Road

Towards South : 9.00 mtr. wide Road

Situated within the limits of Amravati Municipal Corporation Amravati , Tq. Dist. Amravati.

SCHEDULE 'B

"All that R.C.C. Super structure comprising of Flat bearing No. 104 , Wing / Building No. B-2, situated on First floor having carpet area 49.01 Sq. mtr., built up Area 55.00 sq.mtr. , along with 0.40 % undivided share in land in the scheme named and styled as ' VANDAN PARK ". the same is bounded as under :

Towards East : By Road

Towards West : By Flat No. B2-105

Towards North : By Flat No. B2-103

Towards South : By Road

(A. S. Ingle)
Advocate
Seal & Signature of the Advocate

ADV. AJAY S. INGLE Regd.No. Mah/3137/2000 AMRAVATI

Date : 25/08/2026
Place : Amravati

NITIN V. BHATTAD

B.E.(Civil) M.I.E., F.I.V.

CONSULTING ENGINEER GOVT. REGISTERED VALUER CHARTERED ENGINEER PLANNER

Shop No.26 (Ground Floor), Gulshan Tower, Panchsheel Talkies Road, Near Jaisthambh Chowk, Amravati.
Tel.No.(0721) 2564198 Cell No.- 9422857403, 8806702655 E-mail - nitinbhattad1@gmail.com

Format- B

Ref No.SBI/NF/V/2813/25-26

Date :-11-10-2025

To,

A.G.M.
State Bank of India,
RACPC Branch,
Dist. Amravati.

VALUATION REPORT

(IN RESPECT OF FLATS)

I.	GERERAL		
01.	Purpose for which the valuation is made		To Ascertain the present Market Value of above property in connection with financial dealing with State Bank of India, RACPC Branch, Dist. Amravati.
02.	a)	Date of Inspection	10-10-2025
	b)	Date on which the valuation is made	11-10-2025
03.	List of Documents produced for perusal		1) Register Agreement to Sale(No.3556, Dt.-23/08/2022)
			2) Deed of Declaration(No.2099, Dt.27-04-2021)
			3) Village Form No.7(Please take fresh 7 from owner)
			4) Sanctioned AMC Building Plan(Order No.101, Dt.03-03-2021)
			5) Sanctioned Layout Plan (NAP-34/Peth Amravati-58/ 1988-89, Dt.15-12-1989)
			6) Search Report of Adv. Renuka S. Pawar, Dt.04-10-2021
04.	Name of the Borrower		1) Paridhi Vicky Shadi
05.	Name of the owner (s) and his/ their address (es) With Phone No.(Details of share of each owner in case of joint ownership)		1) M/s Vandan Infra Projects Pvt. Ltd. Director- Mr. Pramod Motiramji Rathod
06.	Brief Description of the property		Free Hold The said property(Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2) under valuation which is situated on Layout Plot No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, After Amalgamation Plot No. 1 to 25, S.No.21, 28/1-A, 28/1-B, 28/1-C, Mouje- Peth Amravati, Pragne- Badnera, Tq. & Dist. Amravati. Located in Shrinathwadi, facing on Mahajanpur to Akoli Road, Opp. Gadgadeshwar Mandir Gate, At. Amravati, Tq. & Dist. Amravati. 444602 The above Residential & Commercial Building known as "Vandan Park" in which Wing-B2, Building A2-B2 which is Multi Storied in which Flat No.B2-104 type situated on First Floor. The construction is R.C.C. type having brick walls of 9"& 4" thk. set in cement mortar. Teakwood & Plywood Doors & Aluminium windows with M.S. Safety grill work,

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		Vitrified tile flooring, Internal plaster in neeru & External plaster in sand faced cement are completed on site. & Complete Electrical Fittings & Sanitation Work. **Note:-** During the said property inspection Owner is not Available on site. & Flat is locked on site so it is not Possible for me to check the said property internally. So I had Inspected the property externally on site. Considering all these points I have prepared my report & for Building Specification I referred previous Valuation report & Deed of Declaration.
07.	Location of property	The said property(Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2) under valuation which is situated on Layout Plot No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, After Amalgamation Plot No. 1 to 25, S.No.21, 28/1-A, 28/1-B, 28/1-C, Mouje- Peth Amravati, Pragne- Badnera, Tq. & Dist. Amravati. Located in Shrinathwadi, facing on Mahajanpur to Akoli Road, Opp. Gadgadeshwar Mandir Gate, At. Amravati, Tq. & Dist. Amravati. 444602
	a) Plot No./S.No.	Layout Plot No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, After Amalgamation Plot No. 1 to 25, S.No.21, 28/1-A, 28/1-B, 28/1-C,
	b) Door No.	Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2)
	c) T.S.No./Village	Amravati.
	d) Ward/ Taluka	Amravati.
	e) Mandal/ District	Amravati.
	f) Date of issue and validity of layout of approved map	Yes
	g) Approved Map/ plan issuing authority	Sanctioned AMC Building Plan(Order No.101, Dt.03-03-2021)
	h) Whether genuineness or authenticity of approved map/ plan is verified	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	As per Approved Plan
07.	Postal address of the property	Located in Shrinathwadi, facing on Mahajanpur to Akoli Road, Opp. Gadgadeshwar Mandir Gate, At. Amravati, Tq. & Dist. Amravati. 444602
08.	City/ Town	Amravati.
	Residential Area	Yes
	Commercial Area	Yes
	Industrial Area	No
09.	Classification of the area	
	i) High/ Middle/ Poor	Middle
	ii) Urban/ Semi Urban/ Rural	Urban
10.	Coming under corporation limit/ village Panchayat Municipality	Municipal Corporation
11.	Whether covered under any state/ Central Govt. enactments(e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area.	N.A.
12.	Boundaries of the Property	
	East	Open Marginal Space & Then Road
	West	Flat No.B2-105

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	North		Flat No.B2-103	
	South		Open Marginal Space & Then Road	
13.	Dimensions of the site			
	a) as per Deed		b) Actual	
	East -	As per Approved sanctioned building	East	As per Approved sanctioned building Plan.
	West -	Plan	West	
	North -		North	
	South -		South	
14.	Extent of the site		Flat No.B2-104 Carpet Area on First Floor = 527.53 sqft (49.01 sqmt.) Flat No.B2-104 B/up Area on First Floor = 592.01 sqft (55.00 sqmt.)	
14.1	Latitude, Longitude & Co-Ordinates of Flat		Latitude- 20°55'24.8"N & Longitude- 77°44'28.7"E	
15.	Extent of the site Considered for valuation (least of 13-A & 13-B)		Flat No.B2-104 Carpet Area on First Floor = 527.53 sqft (49.01 sqmt.) Flat No.B2-104 B/up Area on First Floor = 592.01 sqft (55.00 sqmt.)	
16.	Whether occupied by the owner/ tenant? if occupied by tenant, since how long? rent received per month.		Vacanted by the Owner	
II	**APARTMENT BUILDING**			
01.	Nature of the Apartment		"Vandan Park"	
02.	Location		Located in Shrinathwadi, facing on Mahajanpur to Akoli Road, Opp. Gadgadeshwar Mandir Gate, At. Amravati, Tq. & Dist. Amravati. 444602	
	T.S.No.			
	Block No.		Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2)	
	Ward No.			
	Village/ Municipality/ Corporation		Municipal Corporation	
	Door No., Street or Road (Pin Code)		444602	
03.	Description of the locality Residential/ Commercial/ Mixed		Residential	
04.	Year of Construction		2021-23	
05.	Number of Floors		First Floor	
06.	Type of Structure		R.C.C.	
07.	Number of Dwelling Units in the building		As per sanctioned building Plan.	
08.	Quality of Construction		Good	
09.	Appearance of the Building		Good	
10.	Maintenance of the Building		Good	
11.	Facilities Available			
	Lift		Yes	
	Protected Water Supply		Yes	
	Underground Sewerage		Yes	
	Car Parking- Open/ Covered		Yes	
	Is Compound Wall existing?		Yes	
	Is Pavement laid around the Building		Yes	
III	**FLAT**			
01.	The floor on which the flat is situated		First Floor	
02.	Door No. of the Flat		Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2)	
03.	Specifications of the flat			
	Roof		R.C.C. Slab	
	Flooring		Vitrified Tiles	
	Doors		Teakwood & Plywood	

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	Windows	Aluminium
	Fittings	Standard
	Finishing	Internal plaster in neeru & External plaster in sand faced cement are completed.
04.	House Tax	N.A.
	Assessment No.	N.A.
	Tax paid in the Name of	N.A.
	Tax Amount	N.A.
05.	Electricity Service Connection No.	N.A.
	Meter Card is in the Name of	N.A.
06.	How is the Maintenance of the flat?	Owner
07.	Sale Deed executed in the name of	M/s Vandan Infra Projects Pvt. Ltd. Director- Mr. Pramod Motiramji Rathod
08.	What is the undivided area of land as per Sale Deed?	0.50 %
09.	What is the plinth area of the flat?	Flat No.B2-104 B/up Area on First Floor = 592.01 sqft (55.00 sqmt.)
10.	What is the floor space index(app.)	First Floor
11.	What is the Carpet Area of the flat?	Flat No.B2-104 Carpet Area on First Floor = 527.53 sqft (49.01 sqmt.)
12.	Is it Posh/ I Class/ Medium/ Ordinary?	Posh
13.	Is it being used for Residential or Commercial Purpose?	Residential
14.	Is it Owner- Occupied or let out?	Vacanted by the owner
15.	If rented, what is the monthly rent?	N.A.
IV	**MARKET ABILITY**	
01.	How is the Marketability?	Good
02.	What are the factors favouring for an extra Potential Value?	All Facility are available near by vicinity.
03.	Any negative factors are observed which affect the market value in general?	N.A.
V.	**RATE**	
01.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? – (Along with details/ reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)	Not Available
02.	Assuming it is a new construction what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison(give details).	Rs, 4850/sqft
03.	Break – up for the rate	
	i) Building + Services	Rs.2200/sqft
	ii) Land + Others	Rs.2650/ sqft
04.	Guideline rate obtained from the Registrar`s Office (an evidence thereof to be enclosed)	Rs.21000/sqmt, Pg.No.8.262 in R.R. 2025-26
05.	Assumptions/ Remarks	
	a) Qualification in TIR/ Mitigation Suggested, if any	No
	b) Property is SARFAESI Compliant Y/N	Y
	c) Whether property belongs to Social Infrastructure like Hospital, School, Old age Home, etc.	No
	d) Whether entire piece of Land on which the unit	To be Mortgage

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	is set up/property is situated has been mortgaged or to be mortgage	
	e) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	1) The Property is situated in Developed Residential area with good potentiality. The G.L.R. for Plot is very Less as Compared to Market Rate However the rate adopted is as per i avg. of PMR + GLR+ Weightage for Locational Parameters and Potentiality and As per survey from near by people, reputed property brokers, builders & surrounding locality, locational Advantage. 2) Located in Shrinathwadi, facing on Mahajanpur to Akoli Road, Opp. Gadgadeshwar Mandir Gate &Surrounding by well developed Residential Area, School, College, Market, Etc.
	f) Details of last two transactions in the locality/ area to be provided, if available.	1) Index 2, Sale Deed No.1726, Dt.29-03-2024 in favour of Komal Devidas Borkar, Flat No.A-1-106, Carpet Area- 59.67 sqmt, Amount = Rs.30,00,000=00 2) Index 2, Sale Deed No.711, Dt.09-02-2024 in favour of Dhanraj Badriprasad Lachure, Flat No.A-2-101, Carpet Area- 59.67 sqmt, Amount = Rs.25,20,000=00
	g) Any other aspect which has relevance on the valuer or marketability of the property	Yes rates from surrounding Residential Building is Situated.
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**	
a.	Depreciated Building Rate	Rs.2200/ sqft
	Replacement cost of flat with services(v (3) i)	Rs.11,60,566=00
	Age of the Building	04 Years
	Life of the building estimated	66 Years
	Depreciation percentage assuming the salvage value as 10%	N.A.
	Depreciated Rate of the Building	Rs.2200/ sqft
b.	Total composite rate arrived for valuation	
	Depreciated Building Rate VI (a)	Rs.2200/sqft
	Rate for Land & other V (3) ii	Rs.2650/sqft
	Total Composite Rate	Rs.4850/sqft

d) **VALUATION OF ABOVE PROREPTY** :-(As per Fair market value)

Sr.No	Description	Area In Sqft/rft	Rate Per Sqft/rft	Present Market Value In Rs.
1.	The said property(Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2) under valuation which is situated on Layout Plot No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, After Amalgamation Plot No. 1 to 25, S.No.21, 28/1-A, 28/1-B, 28/1-C, Mouje- Peth Amravati, Pragne- Badnera, Tq. & Dist. Amravati. Flat No. B2-104 Carpet Area on First Floor	527.53 sqft	Rs. 4850/ sq.ft	Rs. 25,58,520=00
				Rs. 25,58,520=00
				Rs. 25,58,000=00

e) **VALUATION OF ABOVE PROREPTY** :-(As per Govt. R.R. Rate)

Sr.No	Description	Area InSqmt	Rate Per Sqmt	Govt.Value In Rs.
1.	The said property(Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2) under			

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	valuation which is situated on Layout Plot No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, After Amalgamation Plot No. 1 to 25, S.No.21, 28/1-A, 28/1-B, 28/1-C, Mouje- Peth Amravati, Pragne- Badnera, Tq. & Dist. Amravati. Flat No. B2-104 Carpet Area on First Floor	49.01 sqmt	Rs.21000/ sqmt	Rs. 10,29,210=00
				Rs. 10,29,210=00
				Rs. 10,29,000=00

Details of Valuation

S.No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
01.	Present value of the flat (incl. car parking, if provided)	527.53 sqft	Rs. 4850/ sq.ft	Rs. 25,58,520=00
02.	Wardrobes	N.A.	N.A.	
03.	Showcases	N.A.	N.A.	
04.	Kitchen Arrangements	N.A.	N.A.	
05.	Superfine Finish	N.A.	N.A.	
06.	Interior Decorations	N.A.	N.A.	
07.	Electricity Deposits/ Electrical Fittings, Etc.	N.A.	N.A.	
08.	Extra Collapsible gates/ grill works etc.	N.A.	N.A.	
09.	Potential Value, if any	N.A.	N.A.	
10.	One Time Maintenance	N.A.	N.A.	
11.	Modular Switches, Etc.	N.A.	N.A.	
12.	Upgrated Windows	N.A.	N.A.	
	Total		N.A.	Rs. 25,58,520=00
				Rs. 25,58,000=00

(Valuation :- Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as impending threat of acquisition by government for road widening/ public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/ tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/ representative with property in background to be enclosed.

Screen shot of longitude/ latitude and co-ordinates of property using GPS/ Various Apps/ Internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property(Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2) under valuation which is situated on Layout Plot No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, After Amalgamation Plot No. 1 to 25, S.No.21, 28/1-A, 28/1-B, 28/1-C, Mouje- Peth Amravati, Pragne- Badnera, Tq. & Dist. Amravati. Located in Shrinathwadi, facing on Mahajanpur to Akoli Road, Opp. Gadgadeshwar Mandir Gate, At. Amravati, Tq. & Dist. Amravati. in the prevailing condition with aforesaid specifications is **Rs. 25,58,000=00** (Rupees Twenty Five Lakhs & Fifty Eight Thousand Only) The book/ Reliasable value of the above property as of is **Rs. 23,02,000=00** (Rupees Twenty Three Lakhs & Two Thousand only) and the distress value **Rs. 21,74,000=00** (Rupees Twenty One Lakhs & Seventy Four Thousand Only).

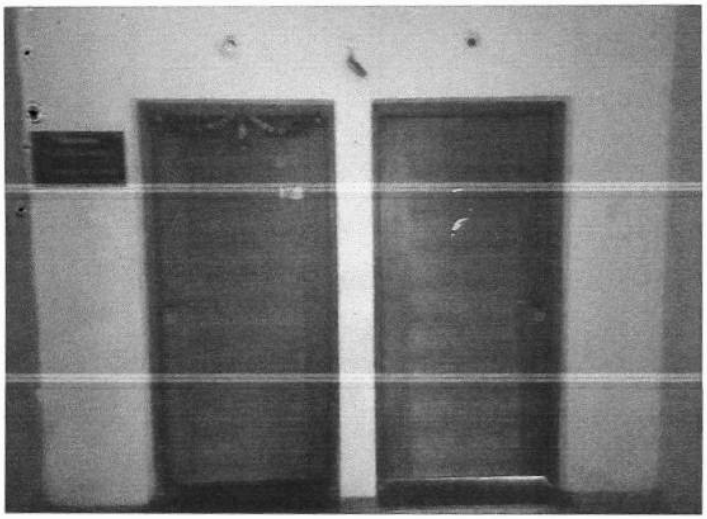
Govt. Value of Property = Rs. 10,29,000=00
Fair Market Value = Rs. 25,58,000=00
Reliasable value = Rs. 23,02,000=00
Distressed value = Rs. 21,74,000=00

The undersigned has inspected the property detailed in the Valuation Report dated on We are satisfied that the fair and reasonable market value of the property is **Rs. 25,58,000=00** (Rupees Twenty Five Lakhs & Fifty Eight Thousand Only)

Signature

(Name of the Branch Manager with Office Seal)

N. V. BHATTAD
Regd. No. CAT-I-72 of 2007
GOVT. REGISTERED VALUER









ANNEXURE TO FORM O -1

TECHNICAL DETAILS OF CONSRTUCTION:-	**: (Flat No.B2-104)(First Floor)(Building A2-B2)(Wing- B2)**
1) Height of Construction	: First Floor -3.10m
2) Year of construction	: 2021-23
3) a) Estimated life	: 70 Years
b) Future life	: 66 Years(Under normal working condition)
4) Type of construction load bearing walls/ frame / steel frame. Cem. And walls of 9" and 4" thick in c:m& c:m 1:6	: R.C.C. Type. Structure in Brick / R.C.C.
5) Type of foundation	: R.C.C. Type.
6) Walls	: Brick work in c:m 1:6 & c:m 1:6

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7) Partitions	: Brick Masonry in cement mortar
8) Doors and Windows	: Door- Teakwood & Plywood Doors & Aluminium Windows with M.S. Safety grill work
9) Flooring	: Vitrified Tile Flooring
10) Finishing External and Internal	: Yes cement plaster with neeru finishing for inner portion Completed & Sand faced cement finishing for External portion are completed.
11) Roofing and terracing	: R. C. C. Slab 1:2:4.
12) Special Architectural or decorative Features If	: Yes Building Photo attached
13) 1) internal wiring surface or conduit	: Concealed
2) Class of fitting superior/ ordinary/proof	: Superior
14) Sanitary installations	
a)	: First Floor
1) No. of Water closets.	: Two
2) No. of Basins.	: Two
3) No. of Urinals.	: Nil
4) No. of Sinks.	: One
5) No. of Bath tubes.	: Nil
6) No. of Bidets.	: Nil
7) No. of Geysers.	: Nil
8) Bath.	: Two
15) General Remark	: The quality of construction is Good.

(Annexure – IV)

Format of undertaking to be submitted by individuals// Proprietor/ Partners/ Directors

DECLARATION – CUM – UNDERTAKING

I Nitin Vijaykumar Bhattad Son of Mr. Vijaykumar Balmukund Bhattad do hereby solemnly affirm and state that.

a. I am a citizen of India
b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
c. The information furnished in my valuation report dated-11/10/2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
d. I have personally inspected the property on Dated-10/10/2025 The work is not sub- contracted to any other valuer and carried out by myself.
e. Valuation report is submitted in the format as prescribed by the Bank.
f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you. I will inform you within 3 days of such depanelment.

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g. I have not been removed/ dismissed form service/ empanelment earlier.
h. I have not been convicted of any offence and sentenced to a term of imprisonment.
i. I have not been found guilty of misconduct in professional capacity.
j. I have not been declared to be unsound mind.
k. I am not an undisrcharged bankrupt, or has not applied to be adjudicated as a bankrupt.
l. I am not an undisrcharged insolvent.
m. I have not been levied a penalty under section 271J of Income-Tax Act, 1961(43 of 1961) and time limit for filing appeal before Commissioner of Income-Tax (Appeals) or Income-Tax Appellate Tribunal, as the case may be has expired or such penalty has been confirmed by Income-Tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
n. I have not been convicted of an offence connected with any proceeding under the Income –Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
o. My PAN Card number/ Service Tax Number as applicable is AARPB1799C
p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
r. I have read the Handbook on policy, Standards and procedure for Real Estate Valuation, 2011 of the iba and this report is in conformity to the "Standards" enshrined for valuation in the part-B of the above handbook to the best of my ability.
s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective Asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and Asset Standards as applicable.
t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.(Annexure V-A signed copy of same to be taken and kept along with this declaration)
u. I am registered under Section 34 AB of the Wealth Tax Act 1957 (Strike off, if not applicable)
v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)(Strike off, if not applicable):- N.A.
w. My CIBIL Score and credit worthiness is as per Bank`s guidelines.
x. I am the Proprietor who is competent to sign this valuation report.
y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system(i.e. LLMS/LOS) only.
z. Further, I hereby provide the following information.

S.No.	Particulars	Valuer Comment
01.	Background information of the asset being valued.	Provided in the said Report
02.	Purpose of valuation and appointing authority	Loan / Mortgage purpose, State Bank of India, RACPC Branch, Dist. Amravati.
03.	Identity of the valuer and any other experts involved in the valuation	Valued by Self : Nitin V. Bhattad
04.	Disclosure of valuer interest or conflict if any	No
05.	Date of appointment valuation date and date of report.	Mentioned in the Report
06.	Inspections and/ or investigations undertaken	Inspected on 10-10-2025, Necessary Documents Referred, Local Inquiry in and Around Surroundings were made.
07.	Nature and sources of the information used or relied upon	Local Inquiry, Salability point of View , Location

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		,Present Status & Infrastructure and other Related Points were Taken into Consideration before final Conclusion
08.	Procedures adopted in carrying out the valuation and valuation standards followed.	Built Up Area Method
09.	Restrictions on use of the report, if any.	Financial Dealing with State Bank of India, RACPC Branch, Dist. Amravati.
10.	Major factors that were taken into account during the valuation.	Local Inquiry, Salability point of View, Location, Present Infrastructure and other Related Points were Taken into Consideration including Depreciation before final Conclusion
11.	Major factors that were not taken into account during the valuation.	If any will be mentioned
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Will be taken care of

Date :- 11-10-2025

Place :-Amravati.

Signature Bhattad.

(Name of the Approved Valuer and seal of the Firm/ Company)

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Regd. No. CAT-I-72 of 2007
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गावाचे नाव : पेठ अमरावती

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3000000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अमरावती म.न.पा.इतर वर्णन :, माळा नं: ., इतर माहिती: , माळा नं: ., इतर माहिती: मौजे पेठ अमरावती,ता.जि. अमरावती येथील स.नं. 21,28/1/ए,28/1/बी,28/1/सी,मधील प्लॉट क्र. 1 ते 25,याचे एकूण क्षेत्रफळ 4571.75 चौ.मी.(49192.03 चौ.फुट)आहे. यावर वंदन पार्क या नावाने बांधलेल्या अपार्टमेंट मधील पहिल्या मजल्यावरील फ्लॅट नं.ए-1-106(बिल्डींग ए1-बी1,विंग-ए-1)याचे कारपेट एरिया 59.67 चौ.मी.,बिल्टअप एरिया 66.74 चौ.मी. व सुपर बिल्टअप एरिया 113.27 चौ.मी. व जमीनीतील अविभाजित 0.60 टक्के अविभाजित हिश्यासह((Survey Number : 21,28/1-A,28/1-B and 28/1-C, plot No. 1 to 25, Flat No.A1-106 ;))
(5) क्षेत्रफळ	113.27 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वंदन इन्फ्रा प्रोजेक्टस प्रायव्हेट लिमी. तर्फे प्रमोद मोतीरामजी राठोड च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गजानन बाळकृष्ण भालेराव वय:-66; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. तुळजाई, जयराम नगर, शंकर नगर रोड, अमरावती, ता.जि. अमरावती , महाराष्ट्र, अमरावती. पिन कोड:-444606 पॅन नं:-AAHCV2935K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कोमल देविदास बोरकर वय:-27; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. 35/282, आळंदी रोड, आरटीओ जवळ, फुले नगर, पुणे सिटी, पुणे, , PUNE. पिन कोड:-411006 पॅन नं:-CLOPB9459D
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1726/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

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16-04-2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अमरावती 2
दस्त क्रमांक : 711/2024
नोंदणी :
Regn:63m

गावाचे नाव : पेठ अमरावती

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	2520000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2520000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अमरावती म.न.पा.इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे पेठ अमरावती,ता.जि. अमरावती येथील स.नं. 21,28/1/ए,28/1/बी,28/1/सी,मधील प्लॉट क्र. 1 ते 25,याचे एकूण क्षेत्रफळ 4571.75 चौ.मी.(49192.03 चौ.फुट)आहे. यावर वंदन पार्क या नावाने बांधलेल्या अपार्टमेंट मधील पहिल्या मजल्यावरील फलॅट नं.ए-2-101(बिल्डींग ए2-बी2,विंग-ए-2)याचे कारपेट एरिया 59.67 चौ.मी. व बिल्टअप एरिया 66.74 चौ.मी. व जमीनीतील अविभाजित 0.60 टक्के अविभाजित हिश्यासह((Survey Number : 21,28/1-A,258/1-B and 28/1-A, plot No. 1 to 25, Flat No.A2-101 ;))
(5) क्षेत्रफळ	66.74 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वंदन इन्फ्रा प्रोजेक्टस प्रायव्हेट लिमी. तर्फे प्रमोद मोतीरामजी राठोड च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गजानन बाळकृष्ण भालेराव वय:-66; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. तुळजाई, जयराम नगर, शंकर नगर रोड, अमरावती, ता.जि. अमरावती , महाराष्ट्र, अमरावती. पिन कोड:-444606 पॅन नं:-AAHCV2935K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धनराज बद्रीप्रसाद लाचुरे वय:-63; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. नुतन कॉलनी, कारंजा लाड, जि. वाशिम , महाराष्ट्र, वाशिम. पिन कोड:-444105 पॅन नं:-AANPL3170F 2): नाव:-उषा धनराज लाचुरे वय:-58; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा. नुतन कॉलनी, कारंजा लाड, जि. वाशिम , महाराष्ट्र, वाशिम. पिन कोड:-444105 पॅन नं:-ARDPL8438M
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	711/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

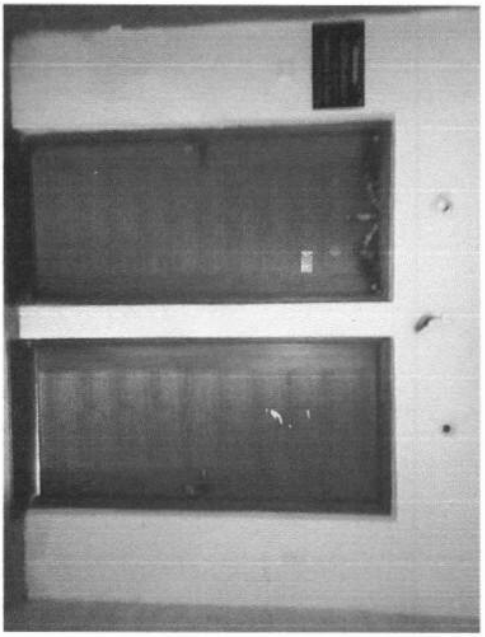
If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

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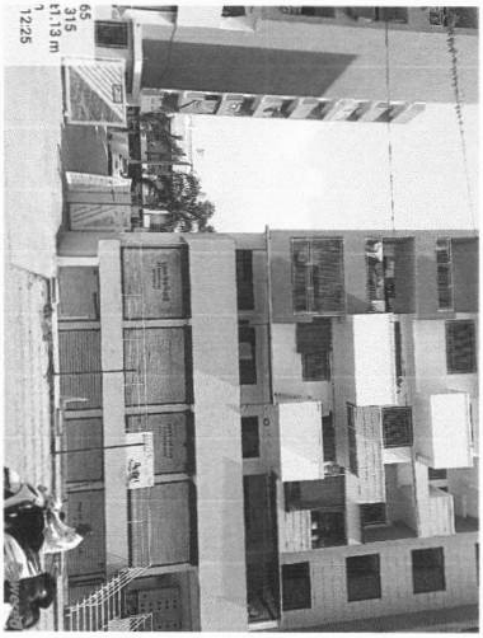


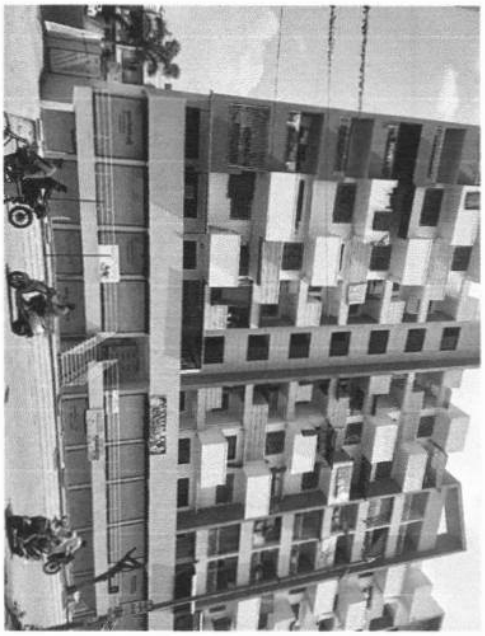


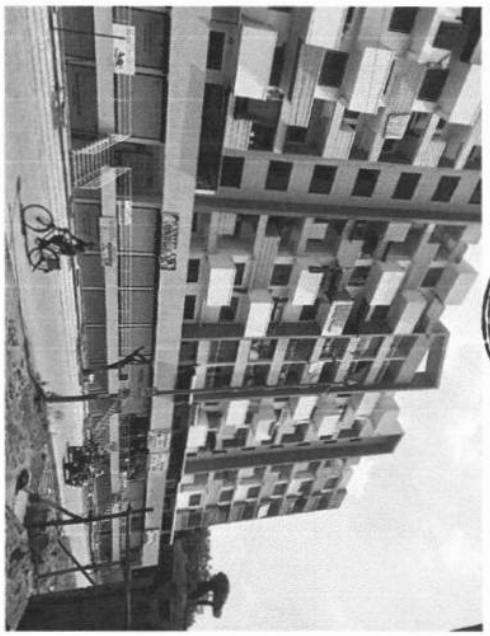












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Google Maps 20°55'24.8"N 77°44'28.7"E

